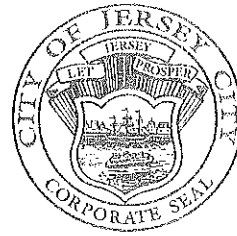


City Clerk File No. Ord. 15.109

Agenda No. 3.A. 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.109

TITLE:

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VIII (PERMIT PARKING) AND CHAPTER 160 (FEES AND CHARGES) OF THE JERSEY CITY MUNICIPAL CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

WHEREAS, the Jersey City Parking Authority was abolished as a matter of law as of December 31, 2014; and

WHEREAS, the City of Jersey City assumed the obligations and functions of the former Jersey City Parking Authority as of January 1, 2015; and

WHEREAS, permits for the use of City streets (zoned parking and other on street permits) were already approved by ordinance of the Municipal Council and thus continue; and

WHEREAS, with regard to off street parking and municipal lots, only the Jersey City Parking Authority approved the permits and fees; and

WHEREAS, it is necessary for the City of Jersey City to approved the issuance of fees and the type and amount thereof for municipal lots it now owns; and

WHEREAS, the ordinance should be retroactive in application in order to relate back to the first day the City assumed the obligations to operate the lots, January 1, 2015.

- A. The following amendments to Chapter 332 (Vehicles and Traffic) Article VIII (Permit Parking) are hereby adopted:

VEHICLES AND TRAFFIC

ARTICLE VIII

Permit Parking in Residential Zones and Municipal Parking Lots

§332-58. No Change.

§332-58.1. Parking Restrictions in Municipal Lots.

- A. No person shall park a vehicle in a Municipal Lot without a valid parking permit.
- B. There may be two types of parking permits allowed in a municipal lot:
1. [NP]- Nighttime Parking only (7:00 p.m. - 7:00 a.m.);
 3. [24/7]- All Day/ All Night Parking (24 hours).

PARKING PERMITS FOR MUNICIPAL LOTS			
LOT #	LOCATION	METERED	PERMITS
1	Oakland/Washburn/Hoboken Avenue (leased from DOT)	Yes	NP, 24/7
2 [a/k/a 28]	Montgomery Street & Orchard Street (leased)	Yes	24/7
3 [a/k/a 33]	277 Central Avenue (Sherman Place)	Yes	24/7
4 [a/k/a 39]	522 West Side Avenue (Between Clendenny Avenue & Union Street)	Yes	NP
5 [a/k/a 44]	693 Newark Avenue & Cottage Street	Yes	24/7
6 [a/k/a 49]	328-348 Central Avenue (Burger King Lot)	Yes	NP, 24/7
7 [a/k/a 50]	Fairview & Bergen Avenue	No	24/7
8 [a/k/a 51]	404 2 nd Street	No	24/7
LOT #	LOCATION	METERED	PERMITS
9 [a/k/a 52]	174 Newark Avenue	Yes	24/7
10 [a/k/a 53]	477-79 Central Avenue & Congress	No	24/7
11 [a/k/a 54]	Boland Street / Fairmount Avenue	No	24/7
12 [a/k/a 56]	733-735 Newark Avenue (leased from DOT)	Yes	24/7
13 [a/k/a 15]	754 West Side Avenue (between Fairview and Fairmount Avenue)	Yes	NP
14 [a/k/a 3]	352 Central Avenue	Yes	NP
15 [a/k/a 4]	388 Central Avenue	Yes	NP
16 [a/k/a 12]	Hoboken Ave. & Cook Street [LEASED]	No	No

- C. To the extent applicable, the regulations set forth in Section 332-58 (Parking Restrictions in Residential Zones) shall also apply to Parking Permits for Municipal Lots.

§332-59. Through §332-67. No Change.

- B. The following amendments to Chapter 160 (Fees and Charges) are hereby adopted:

FEEs AND CHARGES

§160-1. Fee schedule established.

- A. Through RR. No Change.

SS. Chapter 332, Vehicles and Traffic.

- (1) Violations and penalties—Emergency No Parking Areas - §332-34; Signs - §332-35. Unless another penalty is expressly provided by this chapter or the New Jersey statutes, every person convicted of a violation of a provision of this chapter or any supplement thereto shall be liable to a penalty of not more than fifty dollars (\$50.00) or imprisonment for a term not exceeding five (5) days, or both.

- (2) Parking prohibited for sale or repair of vehicles or parking in front of handicap access ramp prohibited - § 332-25B. For a violation of this provision, the offender shall be liable to a penalty of not less than sixty dollars (\$60.00).
- (3) Penalties for violation of bus regulations. Any operator found guilty of violating any provisions of this Article shall be liable to a fine not to exceed five hundred dollars (\$500.00).
- (4) Violations and penalties of regulations regarding parking facilities operated by the Division of Parking Enforcement §332-40. Unless another penalty is expressly provided by New Jersey state statute, any person who violates or fails to comply with any provision of this Article shall, upon conviction therefor, be liable to a fine of not more than fifty dollars (\$50.00), together with court costs, or imprisonment for a period not to exceed fifteen (15) days, or both, for each and every offense.
- (5) Reserved.
- (6) Reserved.
- (7) Abandonment of motor vehicles prohibited; violations and penalties - §332-72. The Municipal Court may impose the following penalties for any violation of this section:
 - a. A fine of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) and a suspension of driving privileges for up to two (2) years for the first violation.
 - b. A fine of not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00) and suspension of driving privileges for up to five (5) years for additional violations.
- (8) Penalties—Impounding and booting vehicles - §332-73. Any person found guilty of violating any of the provisions of this article shall be subject to a fine not exceeding one thousand dollars (\$1,000.00) or imprisonment not exceeding ninety (90) days or both for each offense. (Ord. No. MC-807, § A, 3/14/85.)
- (9) Fines - §332-3. Any person liable for a traffic control signal violation, pursuant to the Ordinance and the Act, utilizing the System shall be subject to the following fines:

Violation \$100.00

Late Fee \$ 25.00
- (10) On Street Parking ~~{of vehicles}~~ permit fees. Beginning on July 1, 2015, the ~~{fee for a}~~ following fees shall apply:
 - a. Residential Parking Permit or Temporary Residential Parking Permit; ~~{shall be ten dollars (\$10.00)}~~ fifteen dollars (\$15.00) per year for each vehicle registered to a ~~{for Jersey City}~~ resident ~~{s}~~ of the zone; ~~{and the fee for a}~~
 - b. Non-residential Parking Permit; ~~{shall be}~~ three hundred dollars (\$300.00) per year ~~{and for a}~~;
 - c. Temporary ~~{non-residential}~~ Resident Parking Permit; ~~{shall be}~~ one hundred twenty-five dollars (\$125.00) for a residency of not more than 90 days, ~~{per year, for each vehicle for non-Jersey City residents;~~

~~provided, however, that no non-resident parking permit shall be issued for any parking zone in which parking is restricted to residents only~~;

- d. New Resident Temporary Parking Permit: fifteen dollars (\$15) for up to 30 days, non-renewable.
 - e. Senior Citizens (65 or older) Residential Parking Permit: zero dollars (\$0):
 - f. Contractor Parking Permit: fifteen dollars (\$15) a day or \$175 for six (6) months for each vehicle working on a property within a residential zone;
 - g. Visitor Parking Permits: purchased by zone resident for up to five days: five dollars (\$5) a day;
 - h. [there shall be a] Permit Transfer Fee: one dollar (\$1) [transfer charge for those with permits in] permit transfer fee for one who is moving from one residential permit parking zone to another residential permit parking zone. [who apply for a permit in the new area of residence. In such cases,] provided the new permit [shall] expires at the same time as a permit for the [new] former area would have expired;
- (11) ~~[The fee for a vehicle to park in the]~~ On-street permit ~~to park[ing] in the zone designated [on] by ordinance as Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) [via said ordinance shall be]: \$200.00 per year.~~
- (12) Parking or standing a vehicle in designated space in the parking meter zone within the area of the west side of Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) from Grand Street south to the light rail tracks shall be lawful for two (2) hours upon the deposit of twenty-five cents (\$0.25) per one-half (½) hour in the multi-space machine for those hours specified in this section.
- (13) Parking Permit Fees for Municipal Lots:

<u>PARKING PERMIT FEES FOR MUNICIPAL LOTS</u>			
<u>(F/K/A) LOT #</u>	<u>LOCATION</u>	<u>PERMITS</u>	<u>FEE MONTHLY</u>
1	<u>Oakland/Washburn/Hoboken Avenue (leased from DOT)</u>	<u>24/7</u>	<u>\$105.00</u>
2 <u>[a/k/a 28]</u>	<u>Montgomery Street & Orchard Street (leased)</u>	<u>24/7</u>	<u>\$80.00</u>
3 <u>[a/k/a 33]</u>	<u>Sherman Place & Central Avenue</u>	<u>24/7</u>	<u>\$95.00</u>
4 <u>[a/k/a 39]</u>	<u>522 West Side Avenue (Between Clendenny Avenue & Union Street)</u>		
5 <u>[a/k/a 44]</u>	<u>693 Newark Avenue & Cottage Street</u>	<u>24/7</u>	<u>\$105.00</u>
6 <u>[a/k/a 49]</u>	<u>340 Central Avenue (Burger King Lot)</u>	<u>24/7 NP</u>	<u>\$70.00</u>
7 <u>[a/k/a 50]</u>	<u>Fairview & Bergen Avenue</u>	<u>24/7</u>	<u>\$85.00</u>
8 <u>[a/k/a 51]</u>	<u>404 2nd Street</u>	<u>24/7</u>	<u>\$85.00</u>
9 <u>[a/k/a 52]</u>	<u>174 Newark Avenue</u>	<u>24/7</u>	<u>\$90.00</u>

10 [a/k/a 53]	<u>477-79 Central Avenue & Congress</u>	<u>24/7</u>	<u>\$75.00</u>
11 [a/k/a 54]	<u>Boland Street Fairmount Avenue</u>	<u>24/7</u>	<u>\$65.00</u>
12 [a/k/a 56]	<u>733-735 Newark Avenue (leased from DOT)</u>	<u>24/7</u>	<u>\$105.00</u>
13 [a/k/a 15]	<u>754 West Side Avenue (between Fairview and Fairmount Avenue)</u>	<u>24/7</u>	<u>\$55.00</u>
14 [a/k/a 3]	<u>352 Central Avenue</u>		
15 [a/k/a 4]	<u>388 Central Avenue</u>		
16 [a/k/a 12]	<u>Hoboken Ave. & Cook Street [LEASED]</u>		
ALL	<u>ALL COMMERCIAL VEHICLES</u>	<u>24/7</u>	<u>\$130.00</u>
ALL	<u>NIGHT TIME PARKING (NP) as available, first come, first served. City residents shall be accorded a preference.</u>	<u>NP</u>	<u>\$55.00</u>

TT. Through UU. No Change.

- C. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- D. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- E. This ordinance shall take effect retroactive to January 1, 2015.
- F. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in ~~[brackets]~~ are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

JM/he
8/11/15

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VIII (PERMIT PARKING) AND CHAPTER 160 (FEES AND CHARGES) OF THE JERSEY CITY MUNICIPAL CODE

Initiator

Department/Division	Public Safety	Parking Enforcement Division
Name/Title	Mary F Paretti	Director
Phone/email	201-653-6969 ext. 122	MParetti@NJJCPS.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

To formalize fees for permits issued for lots formally owned and operated by the Jersey City Parking Authority which are now City owned and operated municipal lots. The Ordinance also formalizes fees for Residential On-Street Parking Permits issued by the Parking Enforcement Division.

The fees provided in this Ordinance are the same as what was previously charged by the Jersey City Parking Authority.

I certify that all the facts presented herein are accurate.

Mary F Paretti
Signature of Department Director

8/11/15
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.109

TITLE:

3.A AUG 19 2015 4.A

SEP 09 2015

Ordinance amending and supplementing Chapter 332
(Vehicles and Traffic) Article VIII (Permit Parking) and
Chapter 160 (Fees and Charges) of the Jersey City Municipal
Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
						AUG 19 2015 9-0					
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

SEP 09 2015

Councilperson WATTERMAN moved, seconded by Councilperson OSBORNE to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
						SEP 09 2015 8-0					
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on _____

AUG 19 2015

Adopted on second and final reading after hearing on _____

SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on SEP 09 2015

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 09 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2015

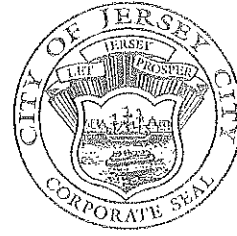
Date to Mayor

SEP 10 2015

City Clerk File No. Ord. 15.110

Agenda No. 3.B 1st Reading

Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.110

TITLE: **ORDINANCE AUTHORIZING THE CONVEYANCE OF 308 WHITON
STREET TO THE JERSEY CITY REDEVELOPMENT AGENCY**

COUNCIL offered and moved adoption of the following Ordinance:

WHEREAS, the City of Jersey City [City] is the owner of certain property located within Block 20301, Lot 15, more commonly known by the street address of 308 Whiton Street [Property]; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency [JCRA] desires to acquire the Property from the City of Jersey City in order to implement the Morris Canal Redevelopment Plan Area, within which boundaries the Property is located; and

WHEREAS, the JCRA will pay over to the City the consideration it receives upon the sale of the Property; and

WHEREAS, the conveyance will effectuate the redevelopment of the Property and its return to the real estate tax rolls of the City of Jersey City; and

WHEREAS, the JCRA is authorized to acquire the Property from the City, pursuant to N.J.S.A. 40A:12A-8 and 22; and

WHEREAS, the City is authorized to transfer Property to the JCRA with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 50A:12-13(b)(1).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The conveyance to the Jersey City Redevelopment Agency of certain property designated on Jersey City's Official Tax Assessment Map as Block 20301, Lot 15, more commonly known by the street address of 308 Whiton Street for \$1.00, subject to the payment to the City of any consideration received by the JCRA upon its conveyance of the Property, is hereby approved.

2. The Mayor or Business Administrator is authorized to execute a Cooperation Agreement with the Jersey City Redevelopment Agency, and any other documents, including a deed, that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property to the Jersey City Redevelopment Agency, in accordance with the above terms.

A. All Ordinances and parts of Ordinances inconsistent herewith, are hereby repealed.

**ORDINANCE AUTHORIZING THE CONVEYANCE OF 308 WHITON
STREET TO THE JERSEY CITY REDEVELOPMENT AGENCY**

B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. This Ordinance shall take effect at the time and in the manner as provided by law.

D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined. Words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

JM/he
8/10/15

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:

Corporation Counsel

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Resolution.

Full Title of Resolution

ORDINANCE AUTHORIZING THE CONVEYANCE OF 308 WHITON STREET TO THE JERSEY CITY REDEVELOPMENT AGENCY (JCRA)

Initiator

Department/Division	Jersey City Redevelopment Agency	
Name/Title	David Donnelly, Executive Director	
Phone/email	201-761-0819, ddonnelly@jcnj.org	

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The Jersey City Redevelopment Agency is requesting the transfer of this property (308 Whiton Street Block 20301 Lot 15) for the purpose of negotiating a sale and redevelopment agreement with the Community Loan Fund of New Jersey/New Jersey Community Capital's (CLF/NJCC) and its non-profit subsidiaries. The CLF/NJCC is presently pursuing a major rehabilitation program within the city to purchase and rehabilitate the currently vacant properties. The CLF/NJCC is presently completing construction of 297 and 305 Whiton Street, which has already had a considerable positive impact on the neighborhood.

The agency will negotiate a price with NJCC based upon present market conditions. The agency will then remunerate the City accordingly.

I certify that all the facts presented herein are accurate.

8/12/15

Signature of Department Director

Date

COMMISSIONERS

ROLANDO R. LAVARRO, JR.

CHAIRMAN

EVELYN FARMER

VICE CHAIR

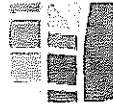
DIANE COLEMAN

ERMA D. GREENE

TIMOTHY N. MANSOUR

JOHN D. PETKANAS

RUSSELL J. VERDUCCI



JERSEY CITY
REDEVELOPMENT AGENCY

EXECUTIVE

DAVID P. DONNELLY

EXECUTIVE DIRECTOR

GENERAL COUNSEL

STEVEN M. FULOP

MAYOR

August 11, 2015

Mr. Robert Kakoleski
Business Administrator
Department of Business Administration
City of Jersey City
280 Grove Street
Room 108
Jersey City, N.J. 07302

Dear Mr. Kakoleski:

The purpose of this letter is to request the transfer of the City of Jersey City's property located at Block 20301 Lot 15 also known as 308 Whiton Street to the Jersey City Redevelopment Agency. This property is located solely within the municipality of Jersey City.

The Jersey City Redevelopment Agency is requesting the transfer of this property for the purpose of negotiating a sale and redevelopment agreement with the Community Loan Fund of New Jersey/New Jersey Community Capital's (CLF/NJCC) and its non-profit subsidiaries. The CLF/NJCC is presently pursuing a major rehabilitation program within the City to purchase and rehabilitate the currently vacant properties. The CLF/NJCC is presently completing construction of 297 and 305 Whiton Street, which has already had a considerable positive impact on the neighborhood.

The Agency will negotiate a price with NJCC based upon present market conditions. The Agency will then remunerate the City accordingly.

Thank you for your support in aiding in Jersey City's redevelopment.

Sincerely,

DAVID P. DONNELLY

Executive Director

DPD/baa

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.110

TITLE: 3.B AUG 19 2015 4.B

SEP 09 2015

Ordinance authorizing the conveyance of 308 Whiton Street to the Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 7-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>WATTERMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

AUG 19 2015

Adopted on second and final reading after hearing on

SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

SEP 09 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 09 2015

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2015

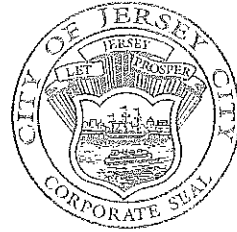
Date to Mayor

SEP 10 2015

City Clerk File No. Ord. 15.111

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.111

TITLE:

**ORDINANCE BY THE MUNICIPAL COUNCIL OF THE CITY
OF JERSEY CITY ACCEPTING DEDICATION OF CERTAIN
ROADWAYS, SIDEWALKS, UTILITIES, AND A PARK
LOCATED WITHIN THE LIBERTY HARBOR NORTH
REDEVELOPMENT AREA**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Liberty Harbor North Urban Renewal, LLC ("LHNUR"), a New Jersey Limited Liability Company, is the owner of certain land existing within the Liberty Harbor North Redevelopment Area known and more particularly described as Block 15901, Lots 9 and 11 and Block 15901, Lot 8 formerly known as a portion of Block 60.07 Lots 2 and 3 and Block 60.08, Lot 1, which is the subject of this dedication ("LHNUR Land"); and

WHEREAS, Jersey City Redevelopment Agency ("JCRA") is the owner of certain land within the Liberty Harbor North Redevelopment Area more particularly described as Block 15901, Lot 6 formerly known as a portion of Block 60.06, Lot 3 ("JCRA Land"); and

WHEREAS, Grand LHN III Urban Renewal, LLC ("Grand LHN"), a New Jersey Limited Liability Company, is the owner land existing within the Liberty Harbor North Redevelopment Area known and more particularly described as Block 15901, Lot 7, formerly known as Block 60.04, Lot 22, which is the subject of this dedication ("Grand LHN Land"); and

WHEREAS, LHNUR has constructed a mixed use urban development project on certain land more particularly described as Block 15901, Lot 10, which project is known as Gull's Cove; and

WHEREAS, Grand LHN has obtained site plan approval to construct a mixed use urban development project on certain land adjoining Block 15901, Lot 7, which project is known as "235 Grand"; and

WHEREAS, pursuant to Jersey City Planning Board Resolution for Case PO3-168 and Case PO3-169 approved on December 16, 2003, LHNUR was required to construct certain roadways, sidewalks and utility improvements (Current Right of Way Improvements) and a Park (Current Park Improvements) within the LHNUR Land and the JCRA Land as part of the development at Gull's Cove and to dedicate the Right of Way Improvements and the Park Improvements to the City of Jersey City ("City"); and

WHEREAS, pursuant to Jersey City Planning Board Resolution for Case P12-014 and P12-015 approved on May 15, 2012, and in the case of P12-015, amended on September 9, 2014, Grand LHN is required to construct certain roadways, sidewalks and utility improvements (Future Right of Way Improvements) and reconstruct the Park Improvements (Future Park Improvements) and to dedicate the Future Right of Way Improvements and Future Park Improvements to the City of Jersey City ("City"); and

WHEREAS, LHNUR has completed the construction of the Current Right of Way Improvements and the Current Park Improvements on the LHNUR Land, the Grand LHN Land, and the JCRA Land; and

WHEREAS, Grand LHN will provide a performance bond to complete the construction of the Future Right of Way Improvements and the Future Park Improvements required pursuant to Cases P12-014 and P12-015, as amended; and

WHEREAS, LHNUR desires to convey and dedicate its owned portions of the Current Right of Way Improvements for use as public rights of way all that property located within the Liberty Harbor Redevelopment Area described below; and

WHEREAS, the JCRA desires to convey and dedicate its owned portions of the Current Right of Way Improvements for use as public rights of way all that property located within the Liberty Harbor Redevelopment Area described below; and

WHEREAS, Grand LHN desires to convey and dedicate its owned portions of the Current Right of Way Improvements for use as public rights of way all that property located within the Liberty Harbor Redevelopment Area described below; and

WHEREAS, LHNH desires to convey the Current Park Improvements, in fee simple, and dedicate said land and improvements for use as a public park; and

WHEREAS, the City is authorized pursuant to N.J.S.A. 40:67-1 and N.J.S.A. 40A:12-5 to accept the conveyance and dedication of lands and public improvements for public purposes.

NOW, THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City that:

1. The land, improvements and appurtenances thereon owned by LHNH and located within the Liberty Harbor North Redevelopment Area, more particularly described as follows (being referred to as the Current Right of Way Improvements):
 - a) A portion of Block 15901, Lot 9, formerly known as portions of Block 60.07, Lots 28D and 28H, shown on Exhibit I attached hereto, and more particularly described in Schedule 1 attached hereto;
 - b) Block 60.7 Lot 2, formerly known as a portion of Lot 28H, now known as a portion of Block 15901, Lot 11, within Luis Muñoz Marin Boulevard, shown on Exhibit I attached hereto, and more particularly described in Schedule 2 attached hereto;
 - c) Block 60.07, Lot 2, formerly known as a portion of Lot 28D, now known as a portion of Block 15901, Lot 11, within Luis Muñoz Marin Boulevard, shown on Exhibit I attached hereto, and more particularly described in Schedule 3 attached hereto;
 - d) A portion of Block 60.07, Lot 3, formerly known as a portion of Lot 28H, a portion of existing Block 15901, Lot 9, shown on Exhibit I attached hereto, and more particularly described in Schedule 5 attached hereto; and
 - e) A portion of Block 60.07, Lot 3, formerly known as a portion of Lot 28D, a portion of existing Block 15901, Lot 9, shown on Exhibit I attached hereto and more particularly described in Schedule 6 attached hereto.

Be and the same are hereby accepted and dedicated as a public rights of way;

2. A portion of the land, improvements and appurtenances thereon owned by the JCRA and located within the Liberty Harbor North Redevelopment Area, more particularly described as follows (being referred to as the JCRA Land and its owned portions of the Current Right of Way Improvements):
 - a) Block 60.06, Lot 3 (formerly Lot PL.A), now known as block 15901, lot 6, shown on Exhibit I attached hereto and more particularly described on Schedule 7, attached hereto;

Be and the same are hereby accepted and dedicated as public rights of way;

3. A portion of the land, improvements and appurtenances thereon owned by Grand LHN and located within the Liberty Harbor North Redevelopment Area, more particularly described as follows (being referred to as the Grand LHN Land and its owned portions of the Current Right of Way Improvements):
 - a) Block 15901, Lot 7, formerly known as Block 60.04, Lot 22, shown on Exhibit I attached hereto and more particularly described on Schedule 7, attached hereto

Be and the same are hereby accepted and dedicated as public rights of way;

4. The land, improvements and appurtenances thereon owned by LHNUR and located within the Liberty Harbor North Redevelopment Area, more particularly described as follows (being referred to as the Current Park Improvements:

- a) Block 15901, Lot 8 formerly known as Block 60.08, Lot 1, to be known as Morris Square Neighborhood Green, shown on Exhibit I attached hereto, and more particularly described in Schedule 4 attached hereto;

Be and the same is hereby accepted and dedicated as a public park;

5. The City shall provide municipal services including water, sewer, fire and police protection, electricity, lighting, garbage collection, recycling, snow plowing, sewer cleaning and street sweeping, enforcement of municipal and state traffic and parking laws to the dedicated lands described in paragraphs 1 and 2 above;
6. The City will provide municipal services including landscaping, electricity, lighting, fire and police protection and enforcement of local ordinances applicable to public parks and recreation areas to the park described in paragraph 3 above;

7. The Mayor or Business Administrator is hereby authorized to:

- a) Subject to approval and acceptance by the City's Corporation Counsel of title report provided by LHNUR, accept delivery of and record deeds of dedication from LHNUR and JCRA conveying their owned portions of the Current Right of Way Improvements;
- b) Subject to approval and acceptance by the City's Corporation Counsel of a title report provided by LHNUR, accept delivery of and record a deed from LHNUR conveying the Current Park Improvements in fee simple;
- c) Subject to approval and acceptance by the City's Corporation Counsel of title report provided by Grand LHN, accept delivery of and record a deed of dedication from Grand LHN conveying the Grand LHN Land owned portions of the Current Right of Way Improvements;
- d) Subject to approval by the City's Corporation Counsel, execute all documents necessary to accomplish the dedication of the aforementioned lands and improvements;
- e) Subject to review and approval by the Municipal Engineer, accept all easements described in paragraph 9 below; and

8. This dedication shall be subject to all easements affecting the property recorded in the office of the Hudson County Register for the benefit of public or private entities for the purpose of operating and maintaining, inspecting, protecting, repairing, replacing or reconstructing any existing water, sewer or utility lines including cable television wires and poles, together with the right of ingress and egress at all times for such purposes and all other purposes in connection with or any way relating to an entity's use or operation of water, sewer or utility lines;

9. All ordinances and parts of ordinances inconsistent herewith are hereby repealed;

10. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code;

11. This ordinance shall take effect at the time and in the manner as provided by law; and

12. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

RR/kn

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED:

APPROVED:

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

**ORDINANCE BY THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY ACCEPTING DEDICATION OF CERTAIN
ROADWAYS, SIDEWALKS, UTILITIES, AND A PARK LOCATED
WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

Initiator

Department/Division	Housing and Economic Development	Planning
Name/Title	Robert Cotter	Director
Phone/email	547-5050	RCotter@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

Liberty Harbor North Urban Renewal, LLC ("LHNUR") is the owner of certain land within the Liberty Harbor North Redevelopment Area ("LHNRA"). The Jersey City Redevelopment Agency ("JCRA") is the owner of certain land within the LHNRA. Grand LHN III Urban Renewal, LLC ("Grand LHN") is the owner of certain land within the LHNRA. LHNUR constructed a mixed use urban development project which is known as Gull's Cove. Grand LHN has obtained site plan approval to construct a mixed use urban development project which is known as "235 Grand." LHNUR was required by the Planning Board to construct certain roadways, sidewalks and utility improvements (Current Right of Way Improvements) and a Park (Current Park Improvements) within the LHNRA on its land and on land owned by the JCRA. LHNRA and the JCRA are required to dedicate the Current Right of Way Improvements and the Current Park Improvements to the City. LHNUR has completed the construction of the Current Right of Way Improvements and the Current Park Improvements and desires to dedicate them to the City. Grand LHN is required by the Planning Board to construct certain roadways, sidewalks and utility improvements (Future Right of Way Improvements) and reconstruct the Current Park Improvements (Future Park Improvements) and to dedicate them to the City. LHNUR and the JCRA desire to convey and dedicate to the City the Current Right of Way Improvements and the Current Park Improvements for use as public rights of way and for use as a public park. Upon completion of the Future Right of Way Improvements and the Future Park Improvements, Grand LHN desire to convey and dedicate to them to City for use as public rights of way and for use as a public park.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15,111

TITLE:

3.C AUG 19 2015 4.C

SEP 09 2015

Ordinance of the Municipal Council of the City of Jersey
City accepting dedication of certain roadways, sidewalks,
utilities, and a park located within the Liberty Harbor North
Redevelopment Area.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

SEP 09 2015 7-0

Councilperson WATTERMANN moved, seconded by Councilperson OSBORNE to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

LAVERN WASHINGTON
MIA SCANGA
KRISTY HOMAN

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
SEP 09 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

AUG 19 2015
SEP 09 2015

Adopted on second and final reading after hearing on

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on SEP 09 2015

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 09 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2015

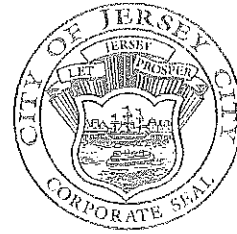
SEP 10 2015

Date to Mayor

City Clerk File No. Ord. 15.112

Agenda No. 3.D 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.112

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE(S) AT 110-112-114 ATLANTIC STREET; 200 BARTHOLDI AVENUE; 14 BAYVIEW AVENUE; 169 BEACON AVENUE; 215 BELMONT AVENUE; 177 BOYD AVENUE; 199 BOYD AVENUE; 15-15A-17 CLAREMONT AVENUE; 71 CLAREMONT AVENUE; 47 COUNTRY VILLAGE ROAD; 77 COURT HOUSE PLACE; 234 DUNCAN AVENUE; 4 DWIGHT STREET; 93 EGE AVENUE; 42 FAIRVIEW AVENUE; 15 FLOYD STREET; 370 FORREST STREET; 292 FULTON AVENUE; 26 GATES AVENUE; 15-17 GIFFORD AVENUE; 41 GREENVILLE AVENUE; 22-24 KENSINGTON AVENUE; 117 KENSINGTON AVENUE; 43 LAIDLAW AVENUE; 516 LIBERTY AVENUE; 33 LONG STREET; 22 MANHATTAN AVENUE; 146 MANHATTAN AVENUE; 433 1/2 MONMOUTH STREET; 56-58 OAK STREET; 40 PARK STREET; 304 PAVONIA AVENUE; 69 POPLAR STREET; 99 RANDOLPH AVENUE; 241 RANDOLPH AVENUE; 25 RAVINE AVENUE; 63 RESERVOIR AVENUE; 153 ROOSEVELT AVENUE; 55 SEIDLER STREET; 202-204 SEVENTH STREET; 36-38 SHERMAN PLACE; 180 STEGMAN STREET; 966 SUMMIT AVENUE; 312 TERRACE AVENUE; 39 VAN WAGENEN AVENUE; 118 WALLER STREET; 37 WAYERLY STREET; 158 WEGMAN PARKWAY; 258 WINFIELD AVENUE; 280-282 WINFIELD AVENUE AND 10 WOODLAWN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 36 BEACON AVENUE; 116 COLUMBIA AVENUE; 136 SOUTH STREET AND 74 UNION STREET AND REPEAL THE RESERVED PARKING SPACE AT 131 BOYD AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code is hereby supplemented as follows:

Section 332-29 Disabled Parking Manual

Section 332-69 Restricted parking zones in front of or near residences of disabled drivers.

PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

<u>Dean B. Mays</u>	<u>110-112-114 Atlantic St</u>
<u>Margaret Sysak</u>	<u>200 Bartholdi Av</u>
<u>Oletha Felder</u>	<u>14 Bayview Av</u>
<u>[James] Maria D'Arrigo</u>	<u>36 Beacon Av</u>
<u>Donna Donovan</u>	<u>169 Beacon Av</u>
<u>Bushra Ahsan</u>	<u>215 Belmont Av</u>
<u>Mina Gregory</u>	<u>[131] 177 Boyd Av</u>
<u>Nathalie Barreto</u>	<u>199 Boyd Av</u>
<u>Toni Johnson</u>	<u>15-15A-17 Claremont Av</u>
<u>Mozell Evans</u>	<u>71 Claremont Av</u>
<u>[Walter] Dorothy Payne</u>	<u>116 Columbia Av</u>
<u>Humberto Martinez</u>	<u>47 Country Village Rd</u>
<u>Ramesh Kapoor</u>	<u>77 Court House Pl</u>
<u>Angel Class</u>	<u>234 Duncan Av</u>

JDS:pcl
(08.07.05)

<u>Edward Parker</u>	<u>4 Dwight St</u>
<u>Barbara McCray</u>	<u>93 Ege Av</u>
<u>Lula Adams</u>	<u>42 Fairview Av</u>
<u>Laysa Lopez</u>	<u>15 Floyd St</u>
<u>Alice Hughes</u>	<u>370 Forrest St</u>
<u>Emiliano Carpo</u>	<u>292 Fulton Av</u>
<u>Donna Burgess</u>	<u>26 Gates Av</u>
<u>Carolyn Pinnock</u>	<u>15-17 Gifford Av</u>
<u>Jacquelynn Moore</u>	<u>41 Greenville Av</u>
<u>Pho Le</u>	<u>22-24 Kensington Av</u>
<u>Chestine Powell</u>	<u>117 Kensington Av</u>
<u>Farouk Tadrous</u>	<u>43 Laidlaw Av</u>
<u>Bharatkumar Patel</u>	<u>516 Liberty Av</u>
<u>Virgen Laboy</u>	<u>33 Long St</u>
<u>Olindo Esposito</u>	<u>22 Manhattan Av</u>
<u>Michael Taylor</u>	<u>146 Manhattan Av</u>
<u>William Horton</u>	<u>433 1/2 Monmouth St</u>
<u>Odell Bass</u>	<u>56-58 Oak St</u>
<u>Maria Pasicolan</u>	<u>40 Park St</u>
<u>Glenn Hartrick</u>	<u>304 Pavonia Av</u>
<u>Donald Ortmann</u>	<u>69 Poplar St</u>
<u>Inez Frye</u>	<u>99 Randolph Av</u>
<u>Portia Simmons</u>	<u>241 Randolph Av</u>
<u>Abel Sanchez, Jr.</u>	<u>25 Ravine Av</u>
<u>Renee Maloney</u>	<u>63 Reservoir Av</u>
<u>Arthur Hopkins</u>	<u>153 Roosevelt Av</u>
<u>Gadsen Wesley Jr.</u>	<u>55 Seidler St</u>
<u>Carmen Ramos</u>	<u>202-204 Seventh St</u>
<u>Sheila Soto</u>	<u>36-38 Sherman Pl</u>
<u>Patricia Smith</u>	<u>136 South St</u>
<u>Wesley Chambliss</u>	<u>180 Stegman St</u>
<u>Robert Sanders</u>	<u>966 Summit Av</u>
<u>Wesley Chambliss</u>	<u>180 Stegman St</u>
<u>Michael Sommers</u>	<u>966 Summit Av</u>
<u>Mohammed DeSouky</u>	<u>312 Terrace Av</u>
<u>Herminio Candelaria</u>	<u>[74] 74-76-78 Union St</u>
<u>Alicea Zoemy</u>	<u>39 Van Wagenen Av</u>
<u>Susan Sharpe</u>	<u>118 Waller St</u>
<u>Robert Gasbarro</u>	<u>37 Waverly St</u>
<u>Nancy Williams</u>	<u>158 Wegman Pkwy</u>
<u>Maria Milens</u>	<u>258 Winfield Av</u>
<u>Stella Sesay</u>	<u>280-282 Winfield Av</u>
<u>Calvin Tillman</u>	<u>10 Woodlawn Av</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: The new material to be inserted is underscored; the material to be repealed is in *[brackets]*.

JDS:pcl
(8.07.15)

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Municipal Engineer

APPROVED: _____
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE(S) AT 110-112-114 ATLANTIC STREET; 200 BARTHOLDI AVENUE; 14 BAYVIEW AVENUE; 169 BEACON AVENUE; 215 BELMONT AVENUE; 177 BOYD AVENUE; 199 BOYD AVENUE; 15-15A-17 CLAREMONT AVENUE; 71 CLAREMONT AVENUE; 47 COUNTRY VILLAGE ROAD; 77 COURT HOUSE PLACE; 234 DUNCAN AVENUE; 4 DWIGHT STREET; 93 EGE AVENUE; 42 FAIRVIEW AVENUE; 15 FLOYD STREET; 370 FORREST STREET; 292 FULTON AVENUE; 26 GATES AVENUE; 15-17 GIFFORD AVENUE; 41 GREENVILLE AVENUE; 22-24 KENSINGTON AVENUE; 117 KENSINGTON AVENUE; 43 LAIDLAW AVENUE; 516 LIBERTY AVENUE; 33 LONG STREET; 22 MANHATTAN AVENUE; 146 MANHATTAN AVENUE; 433 ½ MONMOUTH STREET; 56-58 OAK STREET; 40 PARK STREET; 304 PAVONIA AVENUE; 69 POPLAR STREET; 99 RANDOLPH AVENUE; 241 RANDOLPH AVENUE; 25 RAVINE AVENUE; 63 RESERVOIR AVENUE; 153 ROOSEVELT AVENUE; 55 SEIDLER STREET; 202-204 SEVENTH STREET; 36-38 SHERMAN PLACE; 180 STEGMAN STREET; 966 SUMMIT AVENUE; 312 TERRACE AVENUE; 39 VAN WAGENEN AVENUE; 118 WALLER STREET; 37 WAVERLY STREET; 158 WEGMAN PARKWAY; 258 WINFIELD AVENUE; 280-282 WINFIELD AVENUE AND 10 WOODLAWN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 36 BEACON AVENUE; 116 COLUMBIA AVENUE; 136 SOUTH STREET AND 74 UNION STREET AND REPEAL THE RESERVED PARKING SPACE AT 131 BOYD AVENUE

Initiator

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza on behalf of the Municipal Council Committee for Disabled Parking	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

Designate, amend or repeal a reserved parking space at the locations listed above.

The applications for those disabled individuals for whom these reserved parking spaces are designated for have all been reviewed and approved by the Municipal Council Committee for Disabled Parking.

Some of these applications span back as far as 2014.

I certify that all the facts presented herein are accurate.


Director of Traffic & Transportation


Date

Signature of Department Director

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. 15.112
TITLE: 3.D AUG 19 2015 4.D

SEP 09 2015

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space(s) at 110-112-114 Atlantic Street; 200 Bartholdi Avenue; 14 Bayview Avenue; 169 Beacon Avenue; 215 Belmont Avenue; 177 Boyd Avenue; 199 Boyd Avenue; 15-15a-17 Claremont Avenue; 71 Claremont Avenue; 47 County Village Road; 77 Court House Place; 224 Duane Avenue; 4 Dwight Street; 93 Egg Avenue; 42 Fairview Avenue; 15 Floyd Street; 370 Forrest Street; 292 Fulton Avenue; 26 Gates Avenue; 15-17 Gifford Avenue; 41 Greenville Avenue; 22-24 Kensington Avenue; 117 Kensington Avenue; 43 Laidlaw Avenue; 516 Liberty Avenue; 33 Long Street; 22 Manhattan Avenue; 146 Manhattan Avenue; 433 1/4 Monmouth Street; 56-58 Oak Street; 40 Park Street; 304 Pavonia Avenue; 69 Poplar Street; 99 Randolph Avenue; 241 Randolph Avenue; 25 Ravine Avenue; 63 Reservoir Avenue; 153 Roosevelt Avenue; 55 Seldler Street; 202-204 Seventh Street; 36-38 Sherman Place; 180 Stogman Street; 966 Summit Avenue; 312 Terrace Avenue; 39 Van Wagenen Avenue; 118 Waller Street; 37 Waverly Street; 158 Wegman Parkway; 258 Winfield Avenue; 280-282 Winfield Avenue and 10 Woodlawn Avenue and amend the reserved parking space at 36 Beacon Avenue; 116 Columbia Avenue; 136 South Street and 74 Union Street and repeal the reserved parking space at 110-112-114 Atlantic Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION

AUG 19 2015 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

SEP 09 2015 8-0

Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

SEP 09 2015 8-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

AUG 19 2015

Adopted on second and final reading after hearing on

SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

SEP 09 2015

Robert Byrne
Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 09 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

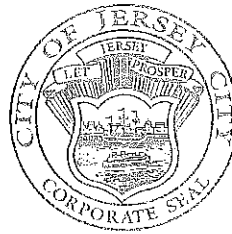
SEP 10 2015

Date to Mayor

City Clerk File No. Ord. 15.113

Agenda No. 3.E 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.113

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC)
ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS)
OF THE JERSEY CITY TRAFFIC CODE DESIGNATING CUNEO PLACE AND
OGDEN AVENUE AS A STOP INTERSECTION

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-9 Stop Intersections.

The Intersections listed below are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
Ogden Av	South	Cuneo Pl

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: The new material to be inserted is underscored.

JDS:pcl
(07.15.15)

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Municipal Engineer
APPROVED: _____
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY TRAFFIC CODE DESIGNATING CUNEO PLACE AND OGDEN AVENUE AS A STOP INTERSECTION

Initiator

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

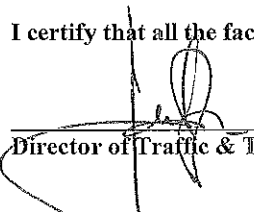
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

DESIGNATING CUNEO PLACE AND OGDEN AVENUE AS A STOP INTERSECTION; STOPPING OGDEN AVENUE

There is a park/playground located on the southwest corner of this intersection.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

7/16/15

Date

Signature of Department Director

Date



155 Ogden Ave
Jersey City, New Jersey
Street View - Sep 2012

Image capture: Sep 2012 © 2015 Google

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.113

TITLE: 3.E AUG 19 2015 4.E

SEP 09 2015

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code designating Cuneo Place and Ogden Avenue as a stop intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **AUG 19 2015**
 Adopted on second and final reading after hearing on **SEP 09 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **SEP 09 2015**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **SEP 09 2015**

APPROVED:

Steven M. Fulop, Mayor

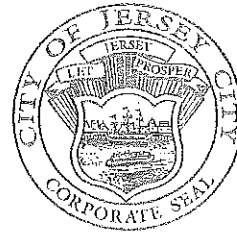
Date **SEP 11 2015**

Date to Mayor **SEP 10 2015**

City Clerk File No. Ord. 15.114

Agenda No. 3.F 1st Reading

Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.114

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY AMENDING THE VACANT BUILDINGS
REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Vacant Buildings Redevelopment Plan in August of 1999, and amended the plan numerous times subsequently, most recently February 14, 2007; and

WHEREAS, the Municipal Council seeks renewed investment and development within the redevelopment area; and

WHEREAS, there is a need citywide to reduce the amount of vacant buildings; and

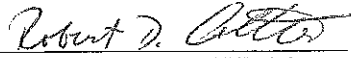
WHEREAS, the Planning Board voted favorably to recommend amendments to the Vacant Buildings Redevelopment Plan by the Municipal Council; and

WHEREAS, a copy of the amendments to the Vacant Buildings Redevelopment Plan is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

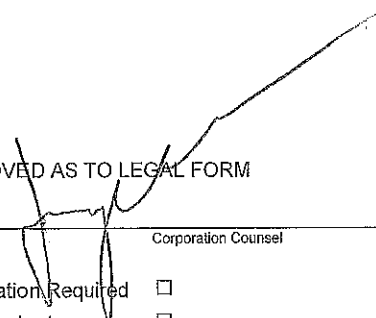
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Garfield Avenue Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Robert D. Cotter, PP, FAICP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 

APPROVED: 

Business Administrator

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: July 28, 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Matt Ward, AICP
SUBJECT: Ordinance to amend the Vacant Buildings Redevelopment Plan

The ordinance before you is to amend the Vacant Buildings Redevelopment Plan.

This Redevelopment Plan originally adopted in August of 1999 is a result from the designation of the Vacant Buildings Study Area as a area in need of redevelopment. All properties in this plan are listed to be acquired. The objective of this plan is reduce the amount of vacant buildings citywide.

On May 13, 2015, the Municipal Council of the City of Jersey City passed a resolution authorizing the planning board to conduct a preliminary investigation to determine if a second round of vacant buildings called the New Vacant Buildings Study Area qualifies as an area in need of redevelopment. The study is complete and recommended to the council for designation by resolution. That designation then requires this ordinance to place the new

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE VACANT BUILDINGS REDEVELOPMENT PLAN****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Vacant Buildings Redevelopment Plan. The Redevelopment Area consists of properties the Vacant Building Study Area and New Vacant Buildings Study Area that were recommended to the Municipal Council by the Planning Board to be declared an area in need of redevelopment. The plan area includes approximately 350 properties which scattered throughout the City of Jersey City. All properties at the time of designation were determined to be vacant. The objective of this Plan is to reduce the amount of vacant buildings citywide.

I certify that all the facts presented herein are accurate.


Signature of Department Director

7/29/15
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15,114
TITLE: 3.F AUG 19 2015 4.F

SEP 09 2015

Ordinance of the Municipal Council of the City of Jersey
City amending the Vacant Buildings Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 6-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
LAVERN WASHINGTON
CAROLYN OLIVER FAIR
MONIQUE ANDREWS
VIOLA RICHARDSON
ESTHER WINTNER
PAMELA JOHNSON
ASHEENIA JOHNSON
MIA SCANGA
PATRICIA WAITERS

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 6-1-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	ABSTAIN			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 19 2015
Adopted on second and final reading after hearing on SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on SEP 09 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 09 2015

APPROVED:

Steven M. Fulop, Mayor

Date SEP 11 2015

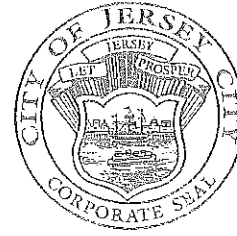
SEP 10 2015

Date to Mayor

City Clerk File No. Ord. 15.115

Agenda No. 3.6. 1st Reading

Agenda No. 4.6. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
TITLE AMENDMENTS FOR THE ADDITION OF A CAFÉ USE TO ARTICLE I (DEFINITIONS) AND
ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, there is a need to allow a café use throughout all of Jersey City; and

WHEREAS, there is a need to create a distinguished use, the café, from a retail use and category two restaurant; and

WHEREAS, a café will allow for greater flexibility in retail spaces to provide seating in instances where food and beverages are being sold, but will not have the same impact as would a full sit down, category one, restaurant;

WHEREAS, the Planning Board voted to recommend adoption of this amendment by the Municipal Council at their August 4, 2015 regular meeting;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Jersey City Land Development Ordinance, be and is hereby amended as follows (Material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted. Material indicated by bold italic *like this* is new material that is intended to be enacted):

Amendment to Jersey City Land Development Ordinance for Chapter 345, Article I, Section 6.
Definitions

345-6.

RESTAURANT — Any establishment, however designated, at which food is sold for consumption on premises, normally to patrons seated within an enclosed building. However, a snack bar at a public or community playground, playfield, park, or swimming pool operated solely by the agency or group operating the recreation facilities, and for the convenience of patrons of the facility, shall not be deemed to be a restaurant.

RESTAURANT, CATEGORY ONE — A restaurant which is designed for and whose primary function and operation is the preparation and service by employees of meals to a customer or customers seated at the table ~~or bar~~ at which the meal is consumed. A category one restaurant operates without substantial carry-out service; with ~~no~~ *or* delivery service; with no drive-thru, drive-in, or service in vehicles. ~~and without service at counters or bars unless the restaurant is licensed to serve alcoholic beverages.~~

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF A CAFÉ USE TO ARTICLE I (DEFINITIONS) AND ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING

RESTAURANT, CATEGORY TWO — A restaurant or mobile food vendor whose primary function is the preparation and service by employees of food to customers as part of an operation designed to include substantial carry-out service; delivery service; self-service, and which may, but is not required to, include on-premises consumption, except that no drive-in, drive-thru, or service in vehicles is permitted.

CAFE – RESTAURANT, CATEGORY TWO - *a small-scale restaurant, with limited seating, engaged in the selling of light meals and drinks. A café is designed to operate for substantial carry-out service; delivery service; self-service; counter service, and which may, but is not required to, include on-premise consumption. No commercial kitchen or ventilation systems are permitted.*

RESTAURANT, CATEGORY THREE — A restaurant whose primary function is the preparation and service by employees of food to customers as part of an operation which may be designed with carry-out service; delivery service; self-service; on-premise consumption; or customer pick-up service utilizing a vehicular drive-thru.

RESTAURANT, DRIVE-IN — An establishment where the majority of the patrons purchase food, soft drinks, ice cream, and similar confections for takeout or consumption on the premises but outside the confines of the principal building, or in automobiles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided for the patrons.

Amendment to Jersey City Land Development Ordinance for
Chapter 345, Article V, Section 60 – Supplementary Zoning

345-60. -- Supplementary Zoning Regulations

A-W. Unchanged

X. Cafe - Category Two, Restaurant

- 1. Conditional Use permitted in all districts, except on the east side of Washington between Sussex and Morris, but to include the corner properties on that block.**

- a. Shall only be located where there is an existing legal storefront.*
- b. In no instance shall alcohol be served or consumed on premises.*
- c. In no instance shall a hooded ventilation system, exhausting outside the building, be permitted.*
- d. Seating shall be limited to no more than 20 seats total both inside and outside.*
- e. In no instance shall rear yard seating be permitted.*
- f. In no instance shall food preparation create grease-laden vapors.*
- g. Garbage receptacles shall be kept within the building for storage, so that it is not stored on any street, sidewalk, areaway, front yard or*

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF A CAFÉ USE TO ARTICLE I (DEFINITIONS) AND ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING

within any public Right of Way. The owner shall provide for the daily collection, haulage and disposal of their own refuse with a private contractor, pursuant to Chapter 287-6, 7, 8, & 9.

h. Café shall not stay open any later than 10 pm, and not open to the public before 5 am.

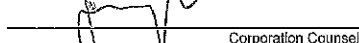
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.



Robert D. Cotter, PP, FAICP
Director of Planning

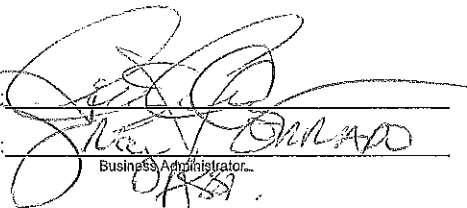
APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:


Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF A CAFÉ USE TO ARTICLE I (DEFINITIONS) and ARTICLE V, SECTION 60 (SUPPLEMENTARY ZONING)

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)


Ordinance Purpose

The purpose of this ordinance is to recognize and respond to the need to permit cafes in all districts throughout Jersey City. Cafes are a type of Category 2 restaurant, but in making it a conditional use allows the use to exist subject to the conditions that address any negative impact a food service establishment can have on its immediate neighbors and surrounding neighborhood.

As per NJSA 40:55D-3, all conditional uses are subject to review and approval by the Planning Board and requires public notice be given to property owners within 200' of the subject property. Should an application not be able to meet any one of the conditions, as per NJSA 40:55D-70.d(3), they will be required to go before the Zoning Board of Adjustment for a "d" variance.

I certify that all the facts presented herein are accurate.


Signature of Department Director


8/7/2015
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.115

TITLE:

3.G AUG 19 2015 4.G

SEP 09 2015

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments for the addition of a Café use to
Article I (Definitions) and Article V, Section 60 -
Supplementary Zoning.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 09 2015 7-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
SEP 09 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 19 2015
Adopted on second and final reading after hearing on SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on SEP 09 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 09 2015

APPROVED:

Steven M. Fulop, Mayor

Date SEP 11 2015

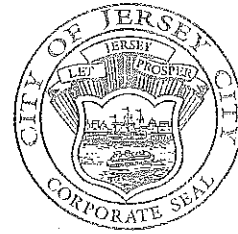
SEP 10 2015

Date to Mayor

City Clerk File No. Ord. 15.116

Agenda No. 3.H 1st Reading

Agenda No. 4.H 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.116

TITLE:

**AN ORDINANCE OF THE CITY OF JERSEY CITY AMENDING AND
SUPPLEMENTING CHAPTER 21 (CONTRACTS AND INVESTMENTS)
OF THE JERSEY CITY MUNICIPAL CODE**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

COUNCIL offered and moved adoption of the following
Ordinance:

WHEREAS, the City of Jersey City awards millions in grant monies every year; and

WHEREAS, the Jersey City Employment & Training Program (JCETP) is one of the City's grant beneficiaries; and

WHEREAS, the JCETP uses City grant funding to help ex-offenders transition back into society as part of its Prisoner Re-Entry Program; and

WHEREAS, reducing prisoner recidivism rates, eliminating the discrimination that ex-offenders face as they leave prison, and helping former prisoners re-enter society as productive members of the community is a primary objective of this Council and of this Administration; and

WHEREAS, it is imperative that the City Council be kept abreast of changes in circumstances which may materially alter the scope of the grant agreements, especially if the changes affect the mission, size or location of the program or entity receiving the grant as these changes can have a profound impact on the community at large; and

WHEREAS, JCETP recently announced that it had partnered with the New Jersey State Parole Board and Integrity house, an addiction and mental health treatment center, to open new a community resource center for ex-offenders; and

WHEREAS, JCETP acted without informing the City Council, which provides the organization partial grant funding, or the community at large, which provides the organization moral support, of this plan to open the new community resource center; and

WHEREAS, this failure to inform both the City Council and the community of its plans has undermined the positive impact that JCETP's Prisoner Re-entry Program has had in the community; and

**AN ORDINANCE OF THE CITY OF JERSEY CITY AMENDING AND
SUPPLEMENTING CHAPTER 21 (CONTRACTS AND INVESTMENTS)
OF THE JERSEY CITY MUNICIPAL CODE**

lives back in order; and

WHEREAS, it is in the City's best interest that the Municipal Code be amended to require any entity receiving grant money from the City notify the City in advance of any changes to the mission, size or location of the program or entity receiving the grant.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that Chapter 21 (Contracts and Investments) be amended to add Section 21-2 which shall read:

§ 21-1. - Required signatures.

NO CHANGE.

§ 21-2. - Material changes to program or entity receiving a grant award from the City without prior notification to the City prohibited.

- a. Any entity or its affiliate that is awarded a grant by the City and is contemplating any change(s) which may materially alter the scope of the grant, including, but not limited to, a change in the mission, size or location of the program or entity or affiliate of the entity receiving the grant, must notify the Business Administrator and City Clerk at least 180 days prior to any such change(s) taking place.
- b. Failure to notify the Business Administrator of such change(s) may result in the suspension or cancellation of the subject grant.
- c. All future grant agreements shall incorporate this Ordinance by reference.

- I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- III. This Ordinance shall take effect in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

Note: All new material is underlined; words ~~struck through~~ are omitted.

For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☒
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

**AN ORDINANCE OF THE CITY OF JERSEY CITY AMENDING AND SUPPLEMENTING
CHAPTER 21 (CONTRACTS AND INVESTMENTS) OF THE JERSEY CITY MUNICIPAL
CODE**

Initiator

Department/Division	Municipal Council	Ward F
Name/Title	Diane Coleman	Councilwoman
Phone/email	201-547-5361	dcoleman@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The purpose of this Ordinance is to amend and supplement Chapter 21 of the Municipal Code require any entity receiving grant money from the City notify the City in advance of any changes to the mission, size or location of the program or entity receiving the grant.

I certify that all the facts presented herein are accurate.

8/11/15

Date

Signature of Councilperson

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.116

TITLE: 3.H AUG 19 2015 4.H

SEP 09 2015

An ordinance of the City of Jersey City amending and supplementing Chapter 21 (Contracts and Investments) of the Jersey City Municipal Code

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JOAN TERRELL PAIGE
VIOLA RICHARDSON
MONIQUE K. ANDREWS
MATTHEW KOPKO
KADILI TAYARI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY SEP 09 2015											
Councilperson <u>COLEMAN</u> moved to amend* Ordinance, seconded by Councilperson <u>WATTERMANN</u> & adopted 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **AUG 19 2015**
Adopted on second and final reading after hearing on **SEP 09 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **SEP 09 2015**

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

from 30 to 180 days
remove address and
1st Whereas on page
2

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date **SEP 09 2015**

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

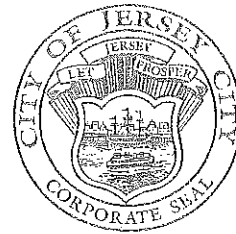
Date **SEP 11 2015**

Date to Mayor **SEP 10 2015**

City Clerk File No. Ord. 15-117

Agenda No. 3.I. 1st Reading

Agenda No. 4.I. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.117

**TITLE: ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 257 (PROPERTY TRANSFERS)
SECTION 257-6 (DISCLOSURE OF AVAILABILITY OF ZONED PARKING PERMITS FOR
RESIDENTIAL BUILDINGS) OF THE JERSEY CITY MUNICIPAL CODE**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY DOES ORDAIN:

A. The following amendments to Chapter 304 (Property Transfers) Section 257-6 (Disclosure of Availability of Zoned Parking Permits for Residential Buildings) of the Jersey City Code are hereby adopted:

CHAPTER 257

\$257-1. Through \$257-5. No Change.

\$257-6. - Disclosure of availability of zoned parking permits for residential buildings.

- A. As used in this sub-chapter, "Residential Building" is defined as any structure containing five (5) or more units, including any unit therein, that is offered for sale or lease, for occupancy in whole or in part, as a residence or sleeping quarter by one (1) CU or more person.
- B. The seller or landlord, as appropriate, of any residential building located within a zone designated for restricted parking pursuant to Section 332-60 and Schedule 24 of the City Code, shall furnish the prospective buyer or prospective tenant with a copy of the notice appearing in Section C. below, prior to the following events:
- (1) Sales: the signing of a contract of sale or the acceptance of a deposit for sale of a unit in any residential building, whichever occurs first: or
 - (2) Leases: the signing of a lease or the acceptance of a deposit for a lease of a unit in any residential building, whichever occurs first.
- C. The notice shall be in the following form and printed or typed in a font of at least ten (10) point:

"NOTICE REGARDING ON STREET RESIDENTIAL PARKING PERMIT ZONES

~~[Some Residential Buildings in Jersey City are located within a zone that allows residents to purchase a permit for long term parking on the public streets within the zone. However, not all Residential Buildings that may appear to be within the zone are, in fact, eligible for zoned parking permits.]~~

~~[To determine whether or not a specific Residential Building is within a restricted parking zone and whether or not a resident of the Residential Building is eligible to purchase a parking permit in the zone, you must first contact the Division of Parking Enforcement, which operates the Residential Parking Permit Zone Program for the City of Jersey City, pursuant to Section 12-3.1 of the City Code. The telephone number for the Division of Parking Enforcement is (201) 653-6969.]~~

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 257 (PROPERTY TRANSFERS) SECTION 257-6 (DISCLOSURE OF AVAILABILITY OF ZONED PARKING PERMITS FOR RESIDENTIAL BUILDINGS) OF THE JERSEY CITY MUNICIPAL CODE

RE: _____
(address)

Generally, as a matter of law, the City will not issue an on-street residential parking permit to a resident of this building because the building was required to provide off-street parking for its residents when it was constructed. The City requires that a landlord or seller make you aware of this fact before you agree to rent or buy a residence in the building. There are limited exceptions to the prohibition on the issuance of on-street permits. To determine whether or not you qualify for one of the exceptions, you need to read Section 332-58 of the Jersey City Municipal Code which is available at https://www.municode.com/library/nj/jersey_city/codes/code_of_ordinances or contact the Division of Parking Enforcement at 201-653-6969.

(Initials) Because an on-street residential parking permit is not available to residents of this building, I understand that if I rent or purchase a residence here, I will be required to pay for parking and I will NOT be eligible for an on-street residential parking permit unless I qualify for one of the exceptions.

(Initials) The landlord or seller informed me that off-street parking for a resident of this building is available at the rate of \$ _____ per month.

(Initials) I was shown this form and read it, prior to signing my lease or contract to purchase.

Signature of Prospective
Tenant or Purchaser

Date

D. The seller or landlord, as appropriate, shall ~~also~~:

- (1) ~~[Require the buyer or]~~ Obtain the signature of the prospective tenant or buyer to sign an acknowledgment ~~that~~ that he or she has timely received a copy of the above Notice; and
- (2) Retain ~~on file~~ a copy of the prospective buyer's or tenant's signed written acknowledgment of receipt of the ~~timely~~ above Notice ~~for inspection by the City~~ for at least three (3) years. The seller or landlord shall submit a copy of the signed Notice to the City upon ten (10) days notice.

B. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

C. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in ~~brackets~~ are omitted.
For purposes of advertising only, new matter is indicated by **boldface**
and repealed matter by *italic*.

JM/he
8/18/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.117
TITLE: 3.1 AUG 19 2015 4.1

SEP 09 2015

Ordinance amending and supplementing Chapter 257
(Property Transfers) Section 257-6 (Disclosure of
Availability of Zoned Parking Permits for Residential
Buildings) of the Jersey City Municipal Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 09 2015 7-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

CHARLES GALCER
YVONNE GALCER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
SEP 09 2015 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 19 2015
Adopted on second and final reading after hearing on SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on SEP 09 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

Date

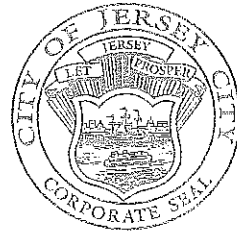
Date to Mayor

SEP 10 2015

City Clerk File No. _____ Ord. 15.118

Agenda No. _____ 3.J _____ 1st Reading

Agenda No. _____ 4.J, _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.118

TITLE:

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY GREENLAND REALTY URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 136 SUMMIT AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Greenland Realty Urban Renewal Co., LLC (Greenland), is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the Owner of certain property known as Block 15305, Lot 6.01, on the City's Official Tax map, and more commonly known by the street address of 136 Summit Avenue, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, the Property is located within the Summit & Fairmount Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a 20 year long term tax exemption to rehabilitate a vacant existing former hospital building into a three (3) story building with approximately nineteen (19) market rate residential condominium units and an exterior parking area to contain approximately five (5) on-grade parking spaces; and

WHEREAS, the Project received a site plan approval from the Planning Board on October 7, 2014; and

WHEREAS, construction costs are estimated to be \$2,500,000; and

WHEREAS, Greenland Realty Urban Renewal Co., LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of the Annual Gross Revenue, which sum is initially estimated to be \$40,998 for the first 7 years of the term, which shall increase to 12% of the Annual Gross Revenue for years 8 through 14 of the term; and then increase to 14% of Annual Gross Revenue for years 15 through 20 of the term; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 1% of each prior year's Annual Service Charge as an Administrative Fee or \$410; and
3. provide employment and other economic opportunities for City residents and

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY GREENLAND REALTY URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 136 SUMMIT AVENUE

businesses;

4. pay to City for remittance to Hudson County, an equal to 5% of the Annual Service Charge or \$2,050 upon receipt of that charge; and
5. provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Section 304-28 of the Municipal Code, in the amount of \$29,805. This payment is nonrefundable and nontransferable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term.

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$15,247, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$40,998 to the City and an additional sum of approximately \$2,050 to Hudson County;
2. it is expected that the Project will create approximately 59 jobs during construction. No new permanent jobs will be created;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Summit & Fairmount Redevelopment Plan area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract purchasers to the Project and insure the likelihood of the success of the Project; and

WHEREAS, Greenland Realty Urban Renewal Co., LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

- A. The application of Greenland Realty Urban Renewal Co., LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 15305, Lot 6.01, more commonly known by the street address of 136 Summit Avenue, more specifically described by metes and bounds in the application is hereby approved.

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY GREENLAND REALTY URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 136 SUMMIT AVENUE

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 25 years from the adoption of the within Ordinance or 20 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$15,247 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of the Annual Gross Revenue, which sum is initially estimated to be \$40,998 for the first 7 years of the term, which shall increase to 12% of the Annual Gross Revenue for years 8 through 14 of the term; and then increase to 14% of Annual Gross Revenue for years 15 through 20 of the term; and which shall be subject to statutory staged increases over the term of the tax exemption; and.
3. Administrative Fee: 1% of the prior year's Annual Service Charge;
4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County or \$2,050;
6. Affordable Housing Trust Fund: provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 304-28, in the amount of \$29,805, which represents \$1500 per unit at 19 units (\$28,500) and \$1.50 per approximately 870 square feet of parking (\$1,305). This payment is nonrefundable and nontransferrable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term;
7. Project: renovation of an existing vacant three (3) story building with a total of nineteen (19) emerging market residential condominium units, and approximately five (5) exterior parking spaces;
8. An obligation to execute (i) a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;
9. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.

C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary. The applicant shall execute the tax exemption agreement within ninety (90) days of the date of adoption of the herein Ordinance. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded, unless otherwise extended by the sole discretion of the City.

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM PROJECT TO BE CONSTRUCTED BY GREENLAND REALTY URBAN RENEWAL CO., LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 136 SUMMIT AVENUE

E. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Entity's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Entity fail to make timely payments, interest shall begin to accrue at the rate set forth in the tax exemption agreement.

F. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

G. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

H. This ordinance shall take effect at the time and in the manner provided by law.

I. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

DJ/he
8/7/15

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

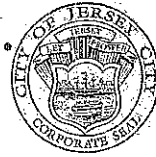
APPROVED:

APPROVED:

Business Administrator

ABST

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.118

TITLE:

3.J AUG 19 2015 4.J

SEP 09 2015

Ordinance approving a 20 year tax exemption for a market rate residential condominium project to be constructed by Greenland Realty Urban Renewal Co., LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq., located at 136 Summit Avenue

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
KADILI TAYARI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 19 2015
Adopted on second and final reading after hearing on SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 09 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 09 2015

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 11 2015

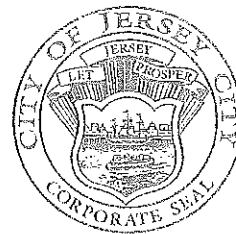
Date to Mayor

SEP 10 2015

City Clerk File No. Ord. 15.120

Agenda No. 3.L. 1st Reading

Agenda No. 4.L. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.120

TITLE: ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT THAT WILL INCLUDE 20% OR 80 UNITS OF ON-SITE MODERATE INCOME AFFORDABLE HOUSING TO BE CONSTRUCTED BY KRE HAMILTON URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 431 LUIS MARIN BOULEVARD IN JERSEY CITY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, KRE Hamilton Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, by Resolution of the Planning Board dated October 21, 2014 granted a minor subdivision approval to subdivide then existing Block 10102, Lot 1, into two lots, Lot 1.01 and Lot 1.02, consisting of vacant land, which is the subject of this tax abatement; and

WHEREAS, the Entity is the owner of certain property known as Block 10102, Lot 1.02, on the City's Official Tax map, consisting of approximately 1.36 acres, and more commonly known by the street address of 431 Luis Marin Boulevard, and more specifically described by metes and bounds, in the application (Property); and

WHEREAS, the Property is located within the Block 10102 Redevelopment Plan Area, as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, by an application dated June 8, 2015, *as amended by a letter dated September 8, 2015*, the Entity applied for a 30 year long term tax exemption to construct a market rate residential rental project to consist of a seventeen (17) story building with approximately three hundred ninety-seven (397) residential rental units; 12,878 square feet of retail/commercial space; and of the 17 stories four (4) stories are an on-site parking garage unit to contain approximately two hundred sixty-one (261) parking spaces (Project); and

WHEREAS, of the 397 units, twenty percent (20%) or 80 units will be moderate income rental housing, and eighty percent (80%) or 317 units will be market rate residential rental; and

WHEREAS, the Entity will record a deed or other agreement restricting 10% of the units or forty (40) units as moderate income affordable housing for ten (10) years and 10% of the units or forty (40) additional units as moderate income affordable housing (i.e. 80% of area median income as determined by the U.S. Department of Housing and Urban Development (HUD) published income and rent limits for 80% AMI in Hudson County) for a period to run coterminously with this tax exemption for a total of eighty (80) units and provide proof of same to the City; and

WHEREAS, the moderate income housing units subject to deed restriction or other agreement shall include 24 two-bedroom units and one three-bedroom unit; and

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT THAT WILL INCLUDE 20% OR 80 UNITS OF ON-SITE MODERATE INCOME AFFORDABLE HOUSING TO BE CONSTRUCTED BY KRE HAMILTON URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 431 LUIS MARIN BOULEVARD IN JERSEY CITY

WHEREAS, the Project received site plan approval from the Planning Board on October 21, 2014; and

WHEREAS, actual construction costs are estimated to be \$113,839,189; and

WHEREAS, KRE Hamilton Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of the Annual Gross Revenue, which sum is initially estimated to be \$1,130,172; and which shall be subject to statutory staged increases over the term of the tax exemption;
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee initially estimated at \$22,603;
3. provide employment and other economic opportunities for City residents and businesses;
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge estimated to be \$56,509;
5. pay the sum of \$494,817 to the City's Affordable Housing Trust Fund;
6. execute a Project Employment & Contracting Agreement and Project Labor Agreement; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$354,394, whereas, the Annual Service Charge as estimated, will initially generate revenue of approximately \$1,130,172 to the City and an additional sum of approximately \$63,022 to Hudson County;
2. the Project will create approximately 450 jobs during construction and 23 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Block 10102 Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, KRE Hamilton Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT THAT WILL INCLUDE 20% OR 80 UNITS OF ON-SITE MODERATE INCOME AFFORDABLE HOUSING TO BE CONSTRUCTED BY KRE HAMILTON URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 431 LUIS MARIN BOULEVARD IN JERSEY CITY

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of KRE Hamilton Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq., a copy of which is on file in the office of the City Clerk, Block 10102, Lot 1.02, more commonly known by the street address of 431 Luis Marin Boulevard, more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 23 years from the adoption of the within Ordinance or 20 years from the date the project is Substantially Complete.
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$354,394 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of the Annual Gross Revenue, which initial sum is estimated to be \$1,130,172, and which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge estimated to be \$22,603.
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County estimated to be \$56,509.
5. Project: A market rate residential rental project to consist of a seventeen (17) story building with approximately three hundred ninety-seven (397) residential rental units, of which twenty percent (20%) or 80 units will be moderate income rental housing, and eighty percent (80%) or 317 units will be market rate residential rental; 12,878 square feet of retail/commercial space, and in addition to retail/commercial space, four (4) stories will contain an on-site parking garage, including approximately two hundred sixty-one (261) parking spaces.
6. Affordable Housing Trust Fund: \$1,500 x 317 market rate residential units or \$475,500; \$1.50 x 12,878 square feet of retail/commercial space or \$19,317; for a total of \$494,817. By agreement of the parties, the parking space shall not be subject to this requirement. Such funds are non-refundable and non-transferrable in the event of a termination or expiration of the Financial Agreement.
7. Execution of a Project Labor Agreement and Project Employment and Contracting Agreement.
8. The initial installment of the Affordable Housing Trust Fund contribution payment shall be due on execution of the Financial Agreement, but in no event later than 90 days of the adoption of the ordinance. Interest shall accrue on such payments as of the 91st day at the same rate as the City charges for unpaid real estate taxes.

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT THAT WILL INCLUDE 20% OR 80 UNITS OF ON-SITE MODERATE INCOME AFFORDABLE HOUSING TO BE CONSTRUCTED BY KRE HAMILTON URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 431 LUIS MARIN BOULEVARD IN JERSEY CITY

9. The Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the within Ordinance. Failure to comply shall result in a repeal of the herein Ordinance and the tax exemption will be voided unless otherwise extended by the City's sole discretion.
 10. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project is commenced within twenty four months [two (2) years] of the adoption of the within Ordinance.
 11. The Entity shall record the deed restriction or other agreement restricting twenty percent (20%) of the units as moderate income affordable housing, and provide proof thereof to the City, within ninety (90) days of adoption of the herein ordinance and prior to execution of the Financial Agreement.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- G. This ordinance shall take effect at the time and in the manner provided by law.
- H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

JM/he
9/9/15

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.120
TITLE: 3.L AUG 19 2015 4.L

SEP 09 2015

Ordinance approving a ²⁰ year tax exemption for a market rate rental project to be constructed by KRE Hamilton Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq., located at 431 Luis Marin Boulevard in Jersey City

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 6-3											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE		✓		WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 8-											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

PATRICK KELLEHER
EMMANUEL ETIENNE
MIA SCANGA
YVONNE BALZER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY SEP 09 2015											
Councilperson <u>RAMCHAL</u> moved to amend* Ordinance, seconded by Councilperson <u>OSBORNE</u> & adopted <u>8-0</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE		✓		WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 19 2015
Adopted on second and final reading after hearing on SEP 09 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 09 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

Reduced to 20 years

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date

SEP 09 2015

APPROVED:

Steven M. Fulop

Steven M. Fulop, Mayor

Date

SEP 11 2015

Date to Mayor

SEP 10 2015